

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R33445

Property Information

property address: 2710 TODD  
legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 15, LOT 5.6 (PTS OF)  
owner name/address: PETROSKI, F R  
2710 TODD ST  
BRYAN, TX 77802-5329  
full business name: N/A  
land use category: SF-RS type of business: —  
current zoning: C3 occupancy status: occup  
lot area (square feet): 7500 frontage along Texas Avenue (feet): N/A  
lot depth (feet): 290 sq. footage of building: 7016  
property conforms to: ☐ min. lot area standards ☒ min. lot depth standards ☐ min. lot width standards  
No 100

Improvements

# of buildings: 1 building height (feet): 10 # of stories: 1  
type of buildings (specify): wood frame

building/site condition: 4

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify) \_\_\_\_\_

approximate construction date: 1946 accessible to the public: ☐ yes ☒ no  
possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☒ no  
other improvements: ☒ yes ☐ no (specify) shed  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no N/A ☐ dilapidated ☐ abandoned ☐ in-use  
# of signs: 0 type/material of sign: \_\_\_\_\_  
overall condition (specify): \_\_\_\_\_  
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: \_\_\_\_\_  
lot type: ☐ asphalt ☐ concrete ☐ other dirt  
space sizes: \_\_\_\_\_ sufficient off-street parking for existing land use: ☐ yes ☐ no  
overall condition: \_\_\_\_\_  
end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

**Curb Cuts on Texas Avenue** *mlh*

how many: \_\_\_\_\_ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: \_\_\_\_\_  
\_\_\_\_\_

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☒ yes ☐ no *WA*

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

\_\_\_\_\_  
\_\_\_\_\_

accessible to alley: ☐ yes ☒ no

**Other Comments:**

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